Ogle County
Long Range Planning – Courthouse Renovation Committee Meeting
Tentative Minutes
August 4, 2009 9:00 a.m.

1. Call to Order by Chairman Stahl at 9:05. Members present: Stahl, Messer, Hopkins, Gronewold. Members absent: Rice, Nye, Gouker. Also present: Jim Barnes, Bob DeArvil, Lynne Kilker, Sheriff Beitel, Becky Huntley, John Coffman, Meggon McKinley, Larry Callant, Cheryl Hopkins, Vindi Wells.

2. Approval of Minutes: Motion to approve July 14, 2009 minutes by Gronewold. 2nd by Messer. Motion carried. Motion to approve July 21, 2009 minutes by Hopkins. 2nd by Messer. Motion carried.

3. Courthouse Renovation Project- Update & Possible Action:
    a. Holabird & Root Fees- Meggon McKinley updated the group on the recent meeting with Holabird & Root held with Ed Rice, Dennis Williams, Ben Roe, Meggon McKinley, and Dennis Vovos to review the additional $31,000 fees and discuss frustrations surrounding the EVS lawsuit. Specifically, a Holabird & Root letter dated July 7 outlined the fees incurred above the project scope due to the 14 month project delay, which Dennis Vovos explained in detail, and the group discussed at length. Holabird & Root held firm to the legitimacy of these fees and noted that if the County disagrees with any of the requested overages, it should put its response to Holabird & Root in writing outlining what we disagree with and why so he can present it to senior management at Holabird & Root. Meggon agreed to provide that written response. The EVS lawsuit was also discussed. Holabird & Root held firm to the position that they acted properly by recommending the lowest responsible bidder as required by state statute because the Ogle County Courthouse was not bid as an historic renovation project. No further compromise was reached. As follow up to Meggon's update, some Board members expressed their opinion that Holabird & Root should bear responsibility for the lawsuit. Discussion followed. Lyle Hopkins brought the conversation to a close by reminding the group that the County did cause the majority of the project delays due to putting the 2 story courthouse remodeling on the ballot and waiting for public input. He noted that while Holabird & Root didn't do everything perfectly, neither did the County. He asked how we could possibly hold Holabird & Root accountable for the $50,000 law suit when we are the ones that went against their recommendation to hire EVS. Lyle advised the group to keep this project moving forward to ensure we don't end up paying any more money through unnecessary law suits.
    b. Furniture Project – The committee discussed Dennis Williams' suggestion of looking for other ways to save $50,000 on this project to make up for the law suit loss. His suggestion was managing our own furniture

purchases instead of having Holabird & Root do it. The committee discussed the fact that the furniture contractor and department heads managed the process for Judicial Center, and it was a frustrating process because furniture placement didn't line up with electrical wiring access. The total possible savings doing it without Holabird & Root looks to be about $28k, but it was noted that we may have already paid money to them to work with all the department heads and create the furniture specifications. The group was also unsure of who would actually serve as the point person for collecting the furniture bids and managing the vendor for furniture placement. It was suggested that each department head could do this individually if they had access to the drawings. McKinley noted she could get department head feedback regarding their thoughts on this possibility. Gronewold noted that Andrea of Holabird & Root does a very thorough job and that it is critical to ensure a dedicated person is available to manage the process effectively. He wondered if it is really worth $28,000 to risk problems. Becky Huntley noted her specs include specific millwork requirements to ensure the cabinets are installed correctly and doors open the right way. She commented that Andrea did a very good job ensuring this was specified correctly, especially in vital records and that she trusts Andrea with this project. In the end, the group agreed since the contract includes the furniture purchase, it should be left alone. Bob DeArvil suggested negotiating the fee and confirming for sure how much of the furniture budget has already been spent.

c. <u>Additional Scope Items:</u>
    i. Historic stenciling paint specials – McKinley noted that our paint specialist will be preparing a proposal and timeline for moving forward with the stenciling mock up and mural plans. He is currently out of town, but expects to have that by the end of August.
    ii. Third floor mural – The paint specialist will include next steps for the third floor mural in his plans as well, recommending firms for us to consider for properly displaying historic information and artifacts through technology.
    iii. Cannon restoration – McKinley reported she is working with the Eagle Scouts for next steps on the cannon restoration project, ensuring a lead paint assessment is completed first.
    iv. Other possible external historic monument cleaning, refurbishing, relocating – Meggon McKinley, Kim Stahl, and Becky Huntley will meet this week to walk the grounds and provide a detailed description of recommended grounds and mural improvement should be made. They will ask Holabird & Root to assist with any resulting plans for consideration. McKinley also noted that she is working with Curtis Cook to understand whether or not the gazebo planned for the northeast side of the courthouse lawn could possibly be moved.

d. Bills to approve: Hopkins motions to approve bills in the amount of $6,300. 2nd by Gronewold. Motion carried.

4. New Business –
   a. Sheriff Beitel noted that Ringland Johnson has been extremely professional, has a high level of character and we have a very good relationship with them. Last Friday, they removed the old boiler and under it was a piece of fiberglass pad that was found to have asbestos. No one could have known it was there when removing asbestos around the boiler because it was 24 square inches, directly under the boiler, submerged in water. Sheriff received a quote of $2,280 to remove it as soon as possible in order to continue the work in the building. Messer motioned to pay the $2,280 out of the Long Range fund. Hopkins 2nd. Motion carried.
   b. Kim Stahl noted that a group toured the jail and Paul White wanted to know if because of all the water problems from the tunnel if we really need the tunnel. Messer noted it cannot be closed because it is a necessary fire exit out of the building. He noted there are many other causes of the water problems such as the roof, holes in the building for cabling, etc. McKinley asked if there is anything happening at the courthouse to cause water problems that could be fixed during courthouse renovation. The only suggestion noted was to ensure water runs away from the building, and not down the sides of the building. The Sheriff noted that the National Institute of Corrections will be coming to Ogle County August 25-27 to interview county board members, judges, and people in the community regarding the jail facility and services. Ruth will contact county board members to set up the interviews.

5. Public Comment – none

6. Next Meeting Date – Tuesday September 1, 9:00 am.

5. Adjournment- Chairman Stahl adjourned the meeting at 10:10 am.

Respectfully submitted:

Meggon McKinley
Ogle County Administrator